HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Thunder Bay CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2009

Highlights

- The vacancy rate rose slightly to 2.3 per cent from 2.2 per cent in October 2008.
- Overall rents increased 2.9 per cent, above the provincial allowable increase for 2009, up from 1.3 per cent in 2007-2008.
- Expect a slight increase in the vacancy rate for 2010, due to good homeownership affordability and weak employment growth.

Figure 1

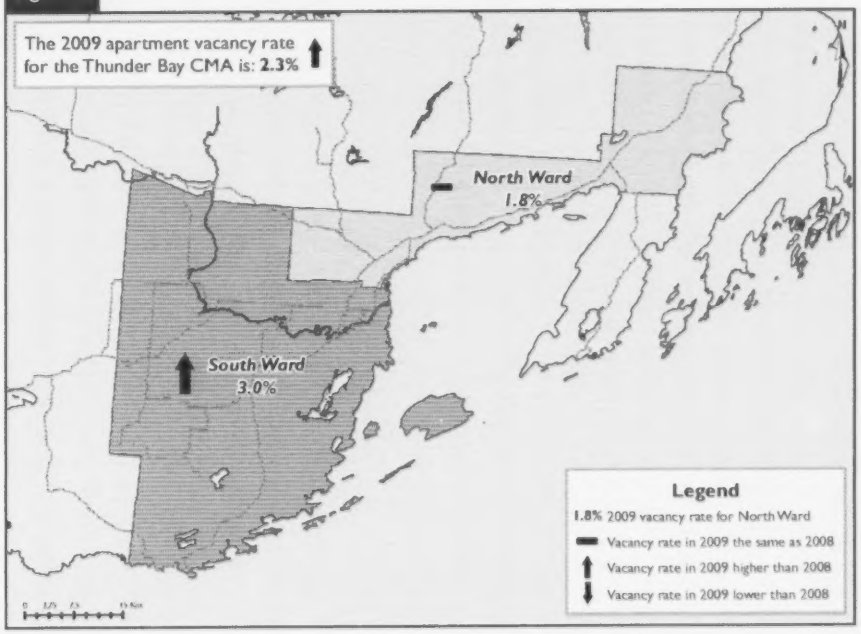
The 2009 apartment vacancy rate for the Thunder Bay CMA is: 2.3%
North Ward
1.8%
South Ward
3.0%
Legend
1.8% 2009 vacancy rate for North Ward
Vacancy rate in 2009 the same as 2008
Vacancy rate in 2009 higher than 2008
Vacancy rate in 2009 lower than 2008

Table of Contents

1 Highlights

2 Thunder Bay Vacancy Rate Edges Up to 2.3 Per Cent

4 Falling Median Renter Incomes Causing Dip in Rental Affordability Index

4 Rental Outlook

5 National Vacancy Rate Increased in October 2009

6 Maps

8 Tables

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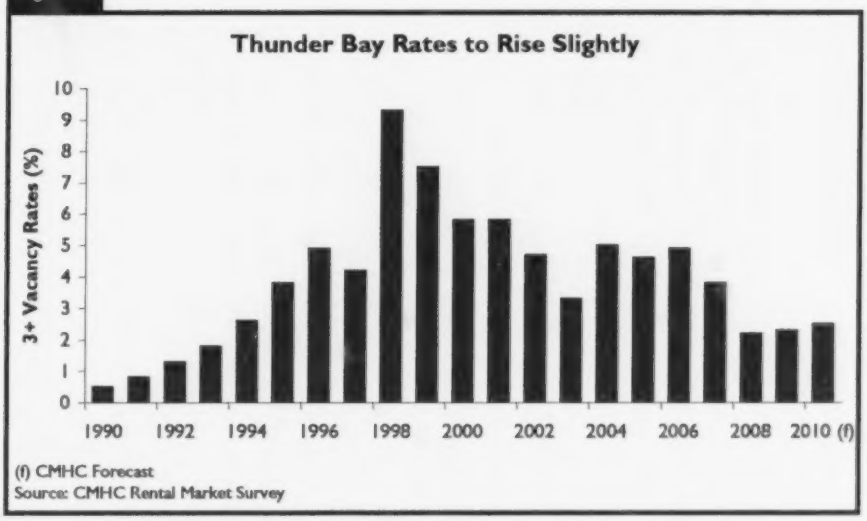
Figure 2



(f) CMHC Forecast
Source: CMHC Rental Market Survey

Thunder Bay Vacancy Rate Edges Up to 2.3 Per Cent

The vacancy rate among apartments with at least three units (3+) in the Thunder Bay Census Metropolitan Area (CMA) inched up to 2.3 per cent in October 2009, from 2.2 per cent last year, according to Rental Market Survey (RMS) data released in December by Canada Mortgage and Housing Corporation (CMHC). (See Table 1.1.1)

With the October vacancy rate's slight increase, Thunder Bay now becomes the CMA with the tenth lowest vacancy rate for 33 centres with populations over 100,000 in Canada. Northern Ontario's other major centre, Sudbury saw its rate rise to 2.9 per cent from 0.7 per cent last year. Meanwhile, elsewhere in Northwestern Ontario, Kenora's vacancy rate declined to 0.8 per cent from 1.7 per cent in October 2008.

Rental Demand Factors

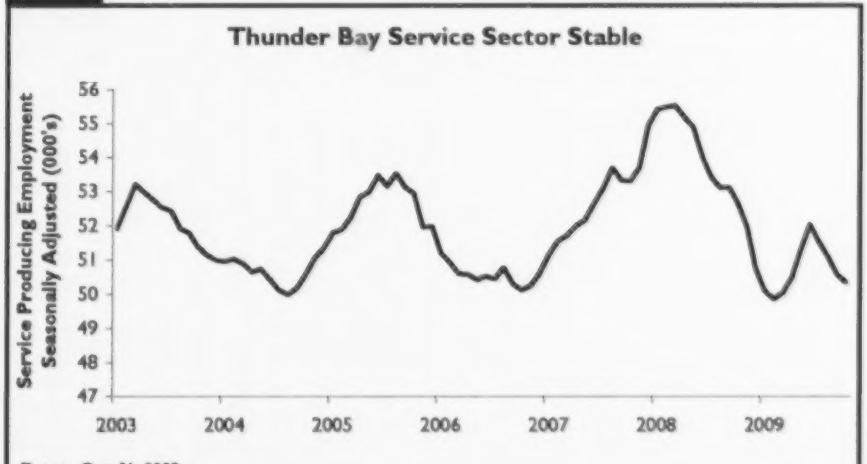
The vacancy rate in Thunder Bay was up only slightly this year as several opposing forces came into play.

Improvement in homeownership affordability caused by falling interest rates has encouraged some renters to become homeowners. Low ownership costs in Thunder Bay combined with rising apartment rents reduced the relative cost of homeownership – dampening demand for rental accommodation.

There are other factors that have added to rental demand and exerted downward pressure on vacancy rates. Although there has been a long-term out-migration amongst the 18 to 24 renter aged group, important trends emerged recently. Employment in the service sector and 18-24 age groups have held up reasonably well, possibly exerting slight upward pressure on rental demand, as young adults are more likely to rent rather than own. Overall, employment has fallen 5.5 per cent over the past year between the 2008 and 2009 surveys. However, the brunt of the job losses has been in the goods-producing sector and the 25-44 age group, arguably sectors not directly associated with rental demand.

Next, demand coming from students in post-secondary institutions has increased rental demand. Enrolment in post-secondary institutions has been growing in Thunder Bay. Less space in student housing has caused spillover in the private market creating demand for units located in proximity to Lakehead University and Confederation College. Laid off workers returning to school as mature students are creating additional demand for private rentals.

Figure 3



Data to Oct. 31, 2009
Source: Statistics Canada Labour Force Survey

Figure 4

In addition, recent data has indicated no new sources of rental supply. Going back to 1998, there have been few rental completions added to the supply of rental units in Thunder Bay.

Availability Rates Move Up with Vacancy Rates

The availability rate[1] is a slightly broader measure of what landlords have available to market to prospective tenants. The availability rate refers to the percentage of apartments that are either vacant or for which the existing tenant has given or received notice to move. Once again, availability rates moved in the same direction as the vacancy rate in Thunder Bay. Thunder Bay's availability rate rose to 3.1 per cent from 2.7 per cent in 2008. Only one of the 15 metropolitan areas in Ontario had a lower availability rate than Thunder Bay, namely Kingston (2.5 per cent).

Higher availability rates are a result of higher turnover. (See Table 1.4.)

One Bedroom Vacancies Jump

While the overall vacancy rate rose slightly to 2.3 per cent, there were some interesting changes in vacancies by bedroom type in the CMA. Thunder Bay's one bedroom stock saw its vacancy rate rise to 3.5 per cent from 2.4 per cent while the two bed stock fell to 1.2 per cent compared to 1.6 per cent last year. Increased turnover in the Thunder Bay market is being observed and this may be the result of young couples and/or unattached singles moving from one bedroom apartments into larger rental accommodation or leaving the community altogether in search of better job prospects. (See Table 1.1.1) Vacancies by rent range do depict higher vacancy rates in units with rents under $600 implying that there could be some movement occurring with renters moving from lower priced accommodations to higher-priced units.

Thunder Bay Fixed Sample Rents Rise Above Guidelines

This year's increase in rents comes after a long period of "below guideline" rent increases in the Thunder Bay market going back to at least 1993. The pent-up demand for rent increases is reflected in fixed-sample rents for two bedroom units increasing 2.9 per cent from 2008 to 2009, up from the 1.3 per cent increase last year while one bedroom rents rose 4.4 per cent, up from 1.2 per cent last year. (See Table 1.1.5) The significant one-bedroom fixed rate sample increase may explain increased availability rates for one-bedroom units, 3.2 to 4.2 per cent. (See Table 1.1.4) The strong rent increase leaves Thunder Bay tied for second in the province in terms of the highest year-over-year rent increases for CMAs in Ontario.

Larger Structures Carry Lower Vacancy Rates

When one looks at unit count, the larger the structure, the lower the vacancy rate. The vacancy rate for structures with 3-5 and 6-19 units are 3.9 and 3.4 per cent respectively, higher than market. Within structures sized 20-49 and 50-99 unit groupings, vacancies are 1.6 per cent and 0.7 per cent respectively, lower than market. The popularity of these larger projects may relate to their younger age and greater amenities than their smaller counterparts in the city. (See Table 1.3.1)

[1] See definitions, p. 17.

Newer Units Carry Rents and Are More Popular

Units built between 1960-1974 and 1975-1989 and 1990+ at 1.4, 1.0 and 1.3 per cent respectively had the lowest vacancy rates of all structure ages while the oldest structures fared markedly worse than newer structures. Pre-1940 fared the worst out of the five ranges for which data is available experiencing a 8.9 per cent vacancy rate while structures built between 1940 and 1959 experienced a 3.2 per cent rate. (See Table 1.2.1) Rents followed what one would expect when looking at structure age. Generally, the older the project, the lower the rent. There is one exception to this rule worth noting in the bachelor universe. (See Table 1.2.2)

Newer structures command higher rents. For instance, rents in structures completed after 1990 average $869 for a two-bedroom apartment. The average two bedroom rent is the lowest of any of the metropolitan areas in Ontario so the high end of market is still relatively affordable in this context. It stands to reason that the high end of market unit has better amenities than their lower priced counterparts. (see Table 1.2.2)

Falling Median Renter Incomes Causing Dip in Rental Affordability Index

According to CMHC's new rental affordability indicator[2], a jump in median rents coupled with weak median income growth of renter households worsened rental affordability. Median renter income decreases since 2006 coupled with modest median rent gains have caused the rental affordability indicator to decline to 87 in 2009. The indicator of 87 means that, on average, renters are spending more than 30 per cent of their median income for a two bedroom apartment. An indicator of 100 means they are spending exactly 30 per cent.

Rental Outlook

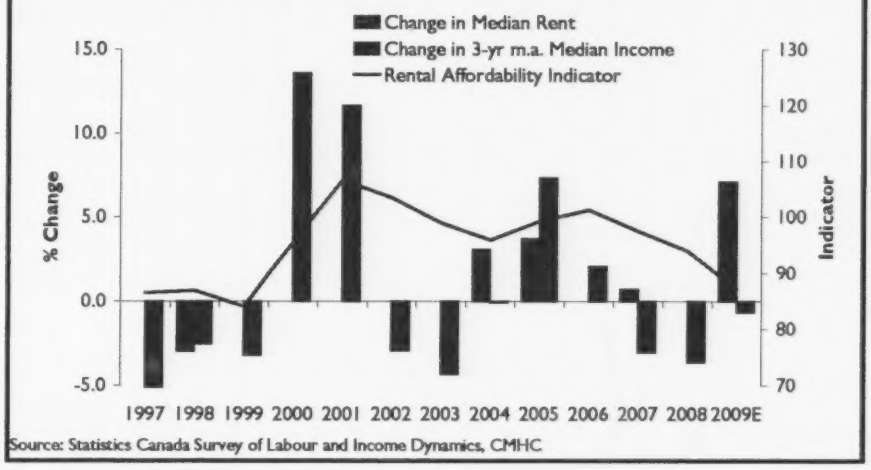
Thunder Bay's vacancy rate will edge higher in the next 12 months. Good homeownership affordability will free up additional units in the rental market. However, other factors will temper the increase in vacancy rates. Continued in-migration into Thunder Bay will be driven by both less outflows to the west and higher international in-migration.

Furthermore, relatively strong industrial, commercial and institutional construction activity will persist next year due to infrastructure spending that will all serve to potentially increase rental demand from temporary construction workers. On balance, the vacancy rate should rise to 2.5 per cent in 2010.

Higher vacancy rates will temper Thunder Bay's average rents over the next year increasing 2.1 per cent in 2010 to match the maximum allowable increase set by the province.

Figure 5

As Rents Rise, Rental Affordability Worsens



Source: Statistics Canada Survey of Labour and Income Dynamics, CMHC

[2] See definitions, p. 17.

National Vacancy Rate Increased in October 2009

Apartment Vacancy Rates (%) by Major Centres		
	Oct-08	Oct-09
Abbotsford	2.6	6.1
Barrie	3.5	3.8
Brantford	2.4	3.3
Calgary	2.1	5.3
Edmonton	2.4	4.5
Gatineau	1.9	2.2
Greater Sudbury	0.7	2.9
Guelph	2.3	4.1
Halifax	3.4	2.9
Hamilton	3.2	4.0
Kelowna	0.3	3.0
Kingston	1.3	1.3
Kitchener	1.8	3.3
London	3.9	5.0
Moncton	2.4	3.8
Montréal	2.4	2.5
Oshawa	4.2	4.2
Ottawa	1.4	1.5
Peterborough	2.4	6.0
Québec	0.6	0.6
Regina	0.5	0.6
Saguenay	1.6	1.5
Saint John	3.1	3.6
Saskatoon	1.9	1.9
Sherbrooke	2.8	3.9
St. Catharines-Niagara	4.3	4.4
St. John's	0.8	0.9
Thunder Bay	2.2	2.3
Toronto	2.0	3.1
Trois-Rivières	1.7	2.7
Vancouver	0.5	2.1
Victoria	0.5	1.4
Windsor	14.6	13.0
Winnipeg	1.0	1.1
Total	**2.2**	**2.8**

The average rental apartment vacancy rate in Canada's 35 major centres[1] increased to 2.8 per cent in October 2009 from 2.2 per cent in October 2008. The centres with the highest vacancy rates in 2009 were Windsor (13.0 per cent), Abbotsford (6.1 per cent), Peterborough (6.0 per cent), Calgary (5.3 per cent), and London (5.0 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Regina (0.6 per cent), Québec (0.6 per cent), St. John's (0.9 per cent), Winnipeg (1.1 per cent), Kingston (1.3 per cent), and Victoria (1.4 per cent).

Demand for rental housing in Canada decreased due to slower growth in youth employment and improved affordability of homeownership options. Rental construction and competition from the condominium market also added upward pressure on vacancy rates.

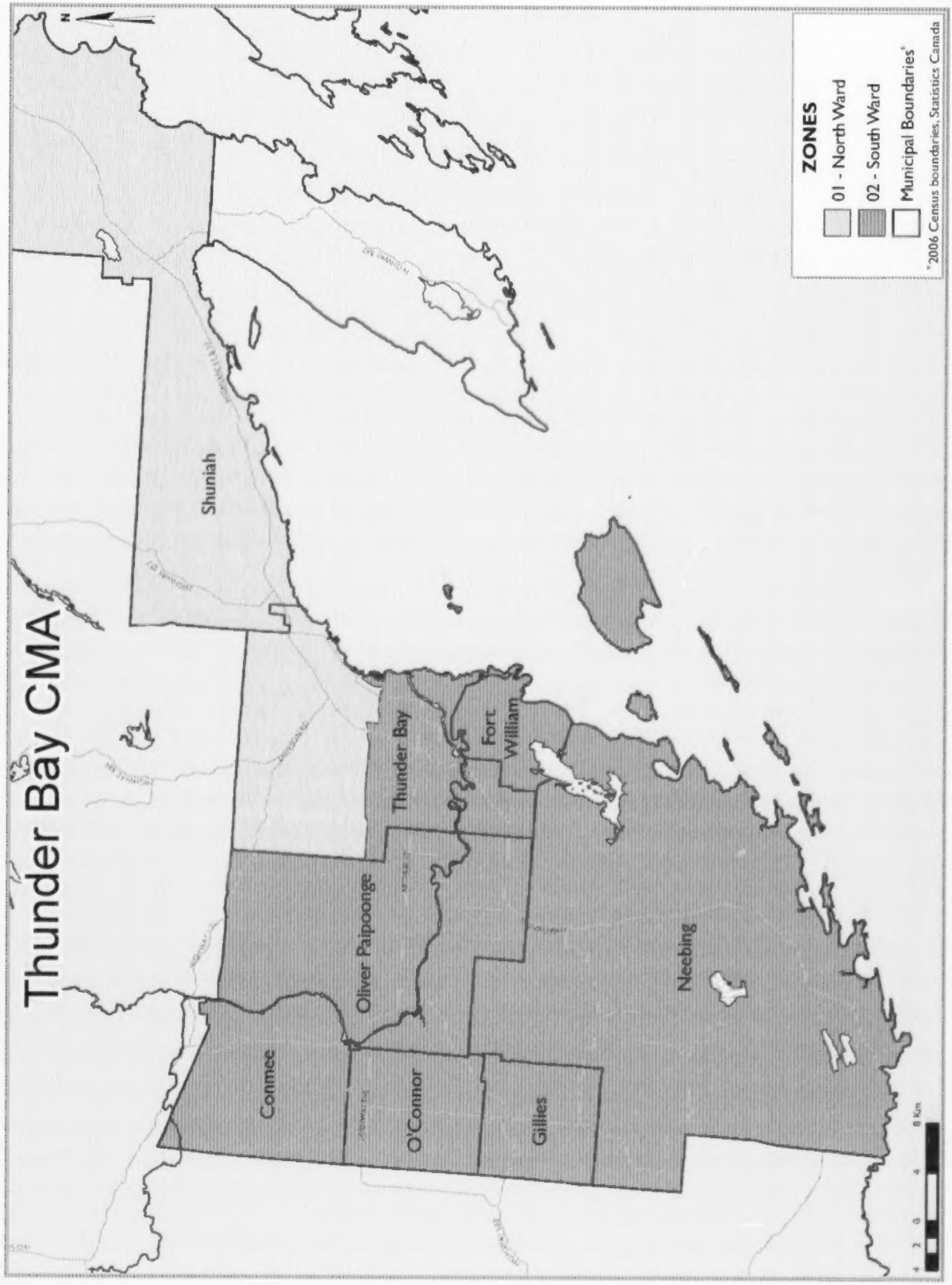
The highest average monthly rents for two-bedroom apartments in new and existing structures were in Vancouver ($1,169), Calgary ($1,099), Toronto ($1,096), and Ottawa ($1,028). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Saguenay ($518), Trois-Rivières ($520), and Sherbrooke ($553).

Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Regina (10.2 per cent), Saskatoon (8.3 per cent), Victoria (5.0 per cent), and St. John's (4.9 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased by 2.3 per cent between October 2008 and October 2009.

CMHC's October 2009 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2009, vacancy rates for rental condominium apartments were below two per cent in seven of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Toronto, Saskatoon, and Ottawa. However, Regina and Edmonton registered the highest vacancy rates for condominium apartments at 3.0 per cent and 3.1 per cent in 2009, respectively.

The survey showed that vacancy rates for rental condominium apartments in 2009 were lower than vacancy rates in the conventional rental market in Ottawa, Saskatoon, Vancouver, Toronto, Edmonton, and Calgary. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,487), Vancouver ($1,448), Calgary ($1,310), and Victoria ($1,223). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2009.

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown, which is a Census Agglomeration (CA).


Thunder Bay CMA
ZONES
01 - North Ward
02 - South Ward
Municipal Boundaries*
*2006 Census boundaries, Statistics Canada
Shuniah
Thunder Bay
Fort William
Oliver Paipoonge
Conmee
O'Connor
Gillies
Neebing
N
8 Km

RMS ZONE DESCRIPTIONS - THUNDER BAY CMA	
Zone 1	**North Ward:** Thunder Bay Census Metropolitan Area north of a line running roughly along 10th and 11th Avenues to Edward Street; then east of Edward Street to Oliver Road; then north of Oliver Road to the CMA's western boundary.
Zone 2	**South Ward:** Thunder Bay Census Metropolitan Area south of a line running roughly along 10th and 11th Avenues to Edward Street; then west of Edward Street to Oliver Road; then south of Oliver Road to the CMA's western boundary.
Zones 1-2	**Thunder Bay CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Thunder Bay CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - North Ward	1.8 c	6.7 c	1.9 b	2.5 a	1.6 a	1.0 a	2.1 c	1.0 d	1.8 a	1.8 a
Zone 2 - South Ward	**	5.0 b	3.0 a	4.5 a	1.6 a	1.5 a	0.0 c	0.0 b	2.6 a	3.0 a
Thunder Bay CMA	**	**5.6 b**	**2.4 a**	**3.5 a**	**1.6 a**	**1.2 a**	**	**0.7 a**	**2.2 a**	**2.3 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Thunder Bay CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - North Ward	471 a	474 a	619 a	643 a	748 a	778 a	869 a	896 a	695 a	722 a
Zone 2 - South Ward	463 a	484 a	559 a	573 a	684 a	697 a	753 b	831 a	620 a	636 a
Thunder Bay CMA	**467 a**	**480 a**	**589 a**	**607 a**	**719 a**	**742 a**	**836 a**	**874 a**	**659 a**	**681 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Thunder Bay CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - North Ward	7 c	109	25 a	1,016	16 a	1,543	1 d	101	49 a	2,769
Zone 2 - South Ward	10 b	204	46 a	1,015	18 a	1,246	0 b	50	74 a	2,515
Thunder Bay CMA	**17 b**	**313**	**71 a**	**2,031**	**34 a**	**2,790**	**1 a**	**151**	**124 a**	**5,284**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Thunder Bay CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - North Ward	1.8 c	6.7 c	2.6 a	2.8 a	2.1 a	1.8 a	2.1 c	1.0 d	2.3 a	2.3 a
Zone 2 - South Ward	**	5.5 b	3.7 b	5.6 a	1.9 a	2.2 a	**	5.3 b	3.3 a	3.9 a
Thunder Bay CMA	**7.5 c**	**5.9 b**	**3.2 a**	**4.2 a**	**2.0 a**	**2.0 a**	**2.6 c**	**2.4 b**	**2.7 a**	**3.1 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Thunder Bay CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1 - North Ward	4.5 d	1.7 b	++	5.1 b	1.0 a	3.4 b	**	**	1.1 a	3.7 b
Zone 2 - South Ward	**	2.4 c	1.9 c	3.6 b	1.7 c	2.2 a	**	++	1.7 b	2.6 a
Thunder Bay CMA	**4.7 d**	**2.1 b**	**1.2 a**	**4.4 b**	**1.3 a**	**2.9 a**	**++**	******	**1.4 a**	**3.2 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Thunder Bay CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Thunder Bay CMA										
Pre 1940	**	10.1 d	5.3 c	10.0 b	6.5 c	6.0 c	0.0 d	5.3 d	6.6 b	8.9 b
1940 - 1959	2.9 c	2.8 c	0.5 b	4.5 c	0.9 d	2.1 c	**	0.0 a	1.2 a	3.2 b
1960 - 1974	**	4.7 b	2.3 a	1.6 a	0.2 a	0.8 a	**	0.0 c	1.3 a	1.4 a
1975 - 1989	0.0 d	6.5 b	1.6 b	1.0 a	2.0 a	0.9 a	**	**	1.9 a	1.0 a
1990+	**	**	**	**	**	0.0 b	0.0 d	0.0 c	1.1 d	1.3 a
Total	**	5.6 b	2.4 a	3.5 a	1.6 a	1.2 a	**	0.7 a	2.2 a	2.3 a

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n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.2 Private Apartment Average Rents ($)
by Year of Construction and Bedroom Type
Thunder Bay CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Thunder Bay CMA										
Pre 1940	419 a	437 a	506 a	521 a	588 a	621 a	714 a	740 a	519 a	537 a
1940 - 1959	444 a	472 a	523 a	540 a	642 a	661 a	**	805 b	561 a	584 a
1960 - 1974	526 b	538 a	617 a	634 a	724 a	738 a	827 a	842 a	673 a	690 a
1975 - 1989	536 b	444 a	634 a	655 a	730 a	758 a	969 a	1,028 a	700 a	725 a
1990+	**	**	666 b	710 b	843 b	869 b	839 a	876 a	819 b	847 a
Total	467 a	480 a	589 a	607 a	719 a	742 a	836 a	874 a	659 a	681 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

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Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
Thunder Bay CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Thunder Bay CMA										
3 to 5 Units	**	3.6 d	4.2 d	5.7 b	3.2 d	2.5 b	0.0 d	1.4 d	3.7 c	3.9 b
6 to 19 Units	10.9 d	6.4 b	2.9 a	5.5 b	2.1 a	1.4 a	4.1 a	0.0 c	3.0 b	3.4 b
20 to 49 Units	1.1 d	5.4 a	1.5 a	1.9 a	0.1 a	0.9 a	0.0 a	0.0 a	0.7 a	1.6 a
50 to 99 Units	0.0 a	9.1 a	0.0 a	0.0 a	1.1 a	0.9 a	**	**	0.7 a	0.7 a
100+ Units	n/u	n/u	**	**	**	**	**	**	**	**
Total	**	5.6 b	2.4 a	3.5 a	1.6 a	1.2 a	**	0.7 a	2.2 a	2.3 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.2 Private Apartment Average Rents ($)
by Structure Size and Bedroom Type
Thunder Bay CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Thunder Bay CMA										
3 to 5 Units	405 b	428 a	505 a	523 a	639 a	650 a	802 b	856 a	575 a	598 a
6 to 19 Units	456 a	464 a	562 a	569 a	664 a	674 a	828 a	857 a	618 a	623 a
20 to 49 Units	505 b	522 b	608 a	632 a	746 a	767 a	**	**	679 a	705 a
50 to 99 Units	**	548 a	684 a	699 a	793 a	829 a	**	**	757 a	785 a
100+ Units	n/u	n/u	**	**	**	**	**	**	**	**
Total	467 a	480 a	589 a	607 a	719 a	742 a	836 a	874 a	659 a	681 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.3 Private Apartment Vacancy Rates (%)
by Structure Size and Zone
Thunder Bay CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - North Ward	4.0 d	4.1 c	2.4 a	3.6 c	0.1 a	0.9 a	0.8 a	0.8 a	**	**
Zone 2 - South Ward	3.5 c	3.8 b	3.3 b	3.2 b	1.3 a	2.4 a	**	**	n/u	n/u
Thunder Bay CMA	**3.7 c**	**3.9 b**	**3.0 b**	**3.4 b**	**0.7 a**	**1.6 a**	**0.7 a**	**0.7 a**	**	**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Thunder Bay CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Thunder Bay CMA										
LT $400	**	5.5 d	0.0 d	0.0 c	**	**	n/s	n/s	**	3.3 d
$400 - $499	11.2 d	6.6 c	5.1 c	10.0 c	**	**	n/s	n/s	6.4 c	9.0 b
$500 - $599	0.0 b	**	2.9 b	4.4 c	3.4 d	3.2 d	n/s	n/s	2.8 b	4.0 b
$600 - $699	**	**	1.5 a	1.5 a	2.2 b	1.6 b	**	**	1.9 a	1.6 a
$700 - $799	**	**	3.6 d	1.2 a	1.5 b	1.0 a	**	**	1.9 b	1.0 a
$800+	n/s	n/s	**	**	0.0 b	0.5 a	0.0 d	0.9 d	0.0 c	0.5 a
Total	**	5.6 b	2.4 a	3.5 a	1.6 a	1.2 a	**	0.7 a	2.2 a	2.3 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in 2008 vs. $550 in 2009 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2008 and 2009 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2009, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007, 2008 and 2009.

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Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

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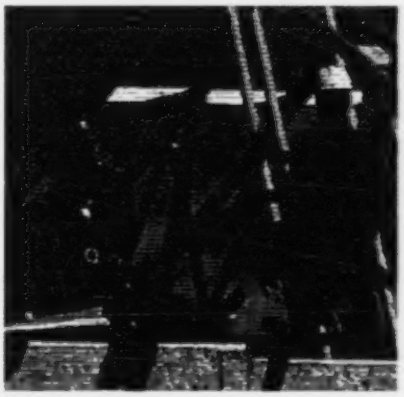

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